



# 13 Linn Place, Broxburn

Offers Over £255,000



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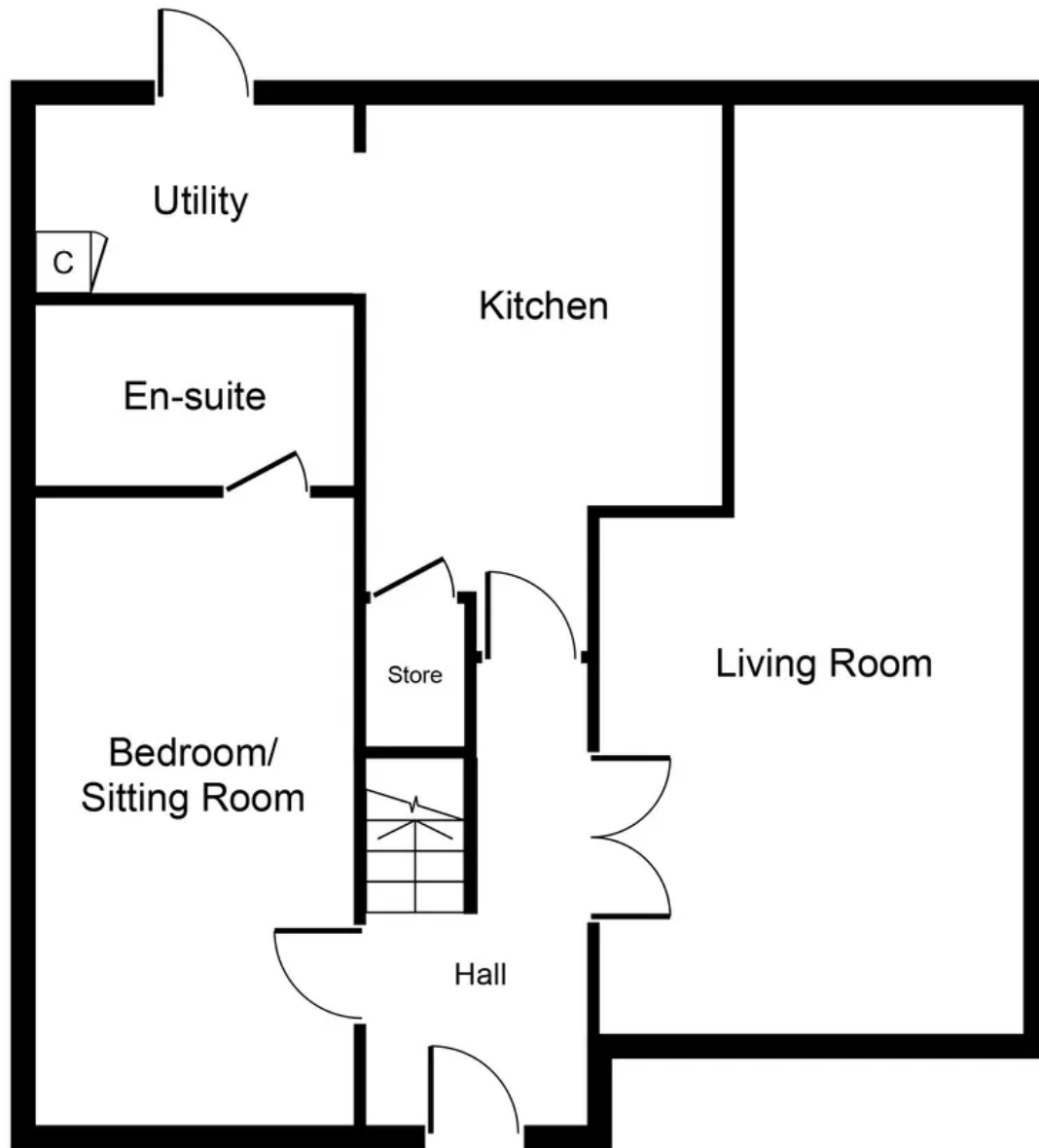
Broxburn, Broxburn

Rare 3-bed link-detached house in prestigious cul-de-sac location. Spacious Monobloc Driveway Parking. Elegant design, dual aspect lounge/dining area, Breakfasting kitchen. Lower Level Family Room (optional Bedroom 4 with En-suite) Sunny rear garden offers high degree of privacy. Ideal modern family home. Close to transport links. Book a viewing now!

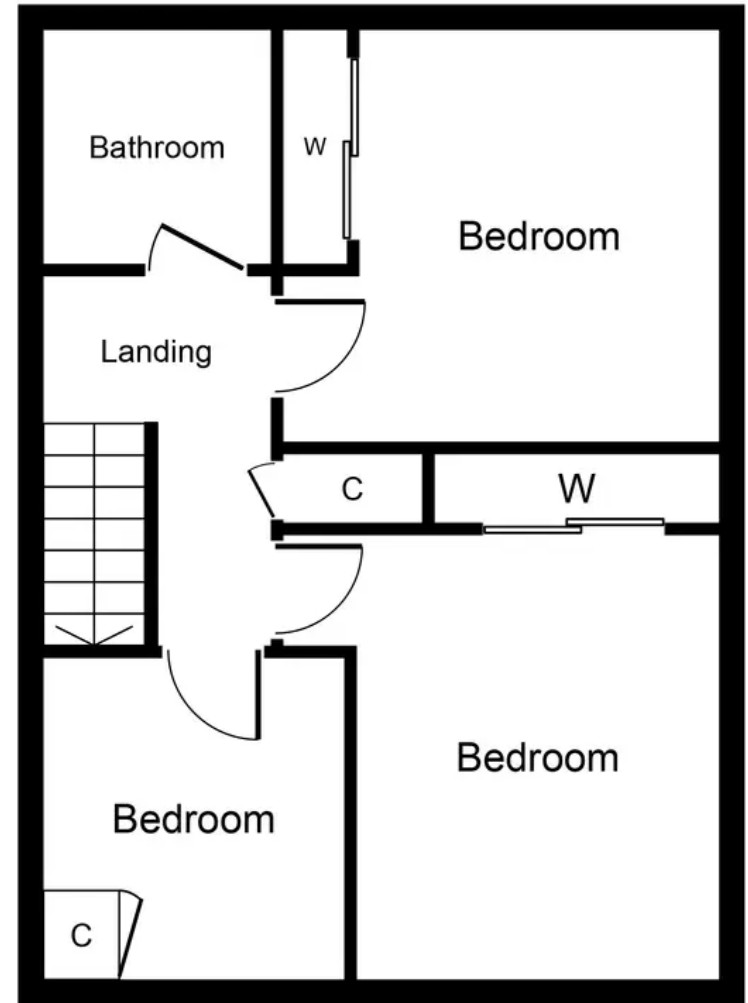
Tenure: Freehold

- Three Bedroom Link-detached House with Two Public Rooms (one of which can be used as Downstairs Bedroom with En-suite)
- Sunny aspect rear garden offering high degree of privacy with open aspect
- Lovely Lounge/Dining area featuring dual aspect windows for bountiful light
- Family Bathroom on upper level with En-suite at lower level
- Breakfasting Kitchen enjoys views over rear garden - Utility area at rear of Kitchen
- Two well proportioned Double Bedrooms with fitted wardrobes
- Downstairs Bedroom/Additional Family Room with En-suite facilities
- Exceptionally well regarded location offering excellent commuter links
- Breakfasting Kitchen with ample fitted units enjoying views over private rear garden





**Ground Floor**  
**Approximate Floor Area**  
**690 sq. ft.**  
**(64.1 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**433 sq.ft.**  
**(40.2 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## **KnightBain Estate Agents**

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